

Contact: John Nash

UNIVERSITY OF IOWA REQUEST TO RAZE TWO BUILDINGS

Action Requested: Recommend the Board approve razing the following two buildings.

1. **Seashore Hall**
2. **Communications Center**

- *Iowa Code §262.9(8)* authorizes the Regents to acquire real estate for the proper uses of the institutions and dispose of real estate when not necessary for their purposes.

Executive Summary: Both razings would include abatement of asbestos containing materials, disconnection and removal of associated underground utilities and restoration of the project site to a green space. These building removals are in concert with the University's master plan.

- **Seashore Hall Razing:** \$27.8 million in deferred maintenance would be eliminated. Built in 1899, Seashore Hall was originally constructed as the University's first hospital and had building additions in 1906 and 1915. In 2000, the southwest wing was razed due to severe structural deficiencies. In 2016, the Board approved razing a southeast section of Seashore Hall in conjunction with the construction of the new Psychological & Brain Sciences building, which is in final stages of construction and due to open in January 2020. This would be third and final razing of Seashore Hall.

The remaining building consists of approximately 128,000 square feet. The space is inadequate to serve the teaching and research missions of current occupants, the departments of Psychological & Brain Sciences and Sociology & Criminology. Plans are underway to relocate Sociology from Seashore to North Hall. Seashore Hall is located in a prominent downtown Iowa City location. The estimated cost of deferred maintenance needs approaches the replacement value of the facility.

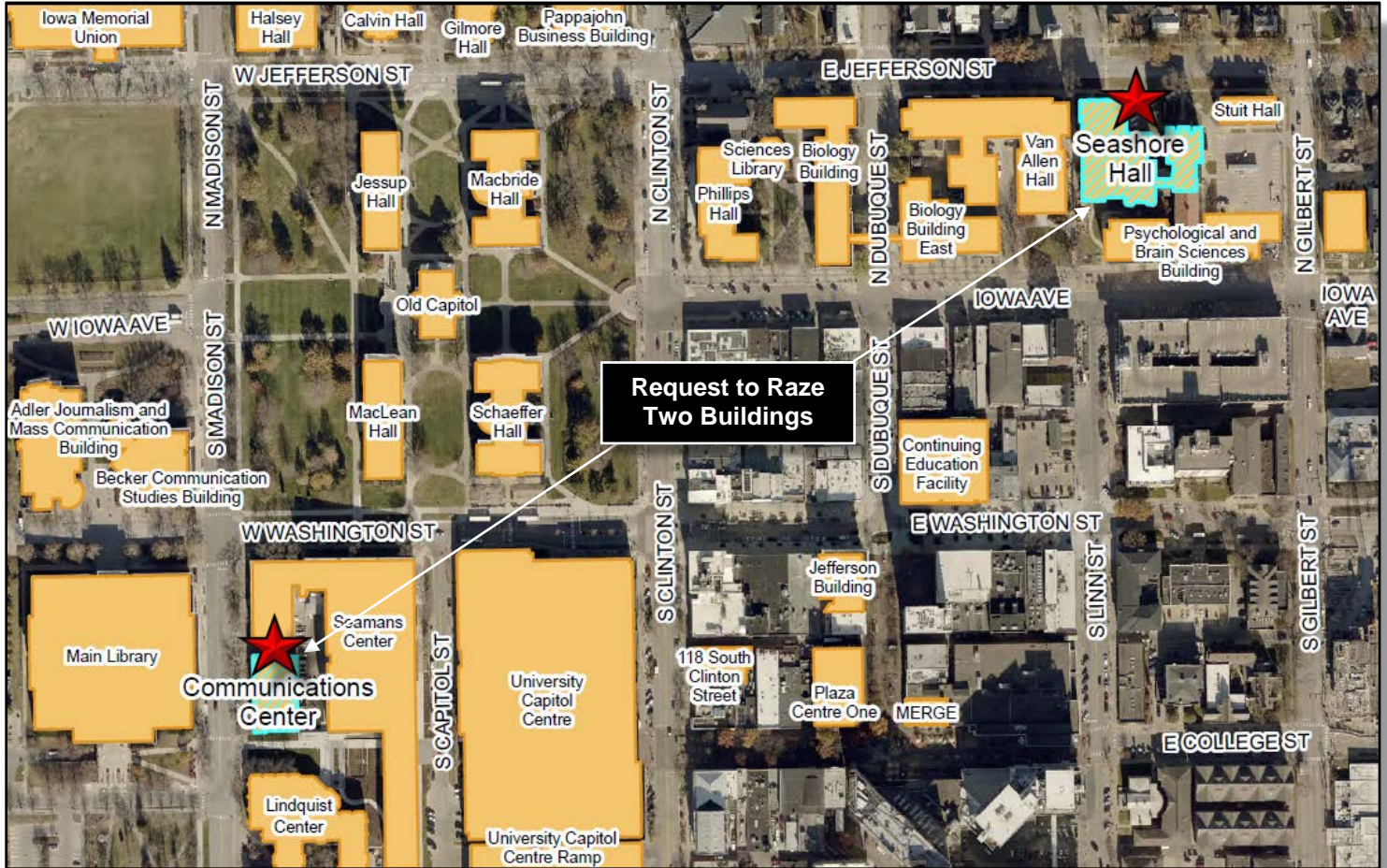
The \$2,775,000 cost to demolish Seashore would be funded by Treasurer's Temporary Investment (TTI) Income.

- **Communications Center Razing:** \$3 million in deferred maintenance would be eliminated. Built in 1951, the Communications Center was built to house the School of Journalism and the Daily Iowan. In 2005, the School of Journalism and the Daily Iowan were relocated to the Adler Journalism and Mass Communication Building.

The Communication Center consists of approximately 36,000 square feet that has substantial deferred maintenance needs and is functionally obsolete. In 2018, a study estimated the cost to renovate the facility to meet programmatic needs and meet current building codes to be more than \$12 million. That figure exceeds the current value of the building. The Communications Center is located in the geographic center of campus, where the building site could support a future facility of greater size in keeping with the University's master plan.

The \$1,027,000 cost to demolish the Communications Center would be funded by Treasurer's Temporary Investment (TTI) Income.

UNIVERSITY OF IOWA
Request to Raze Two Buildings: Map



University of Iowa, East Campus

North

